

80 South Lambeth Road

S T O R

A one of a kind opportunity to be part of an exciting central London creative campus with retail, F&B and leisure spaces of up to 77,000 sq ft

Y B O X

Vauxhall SW8 1QU

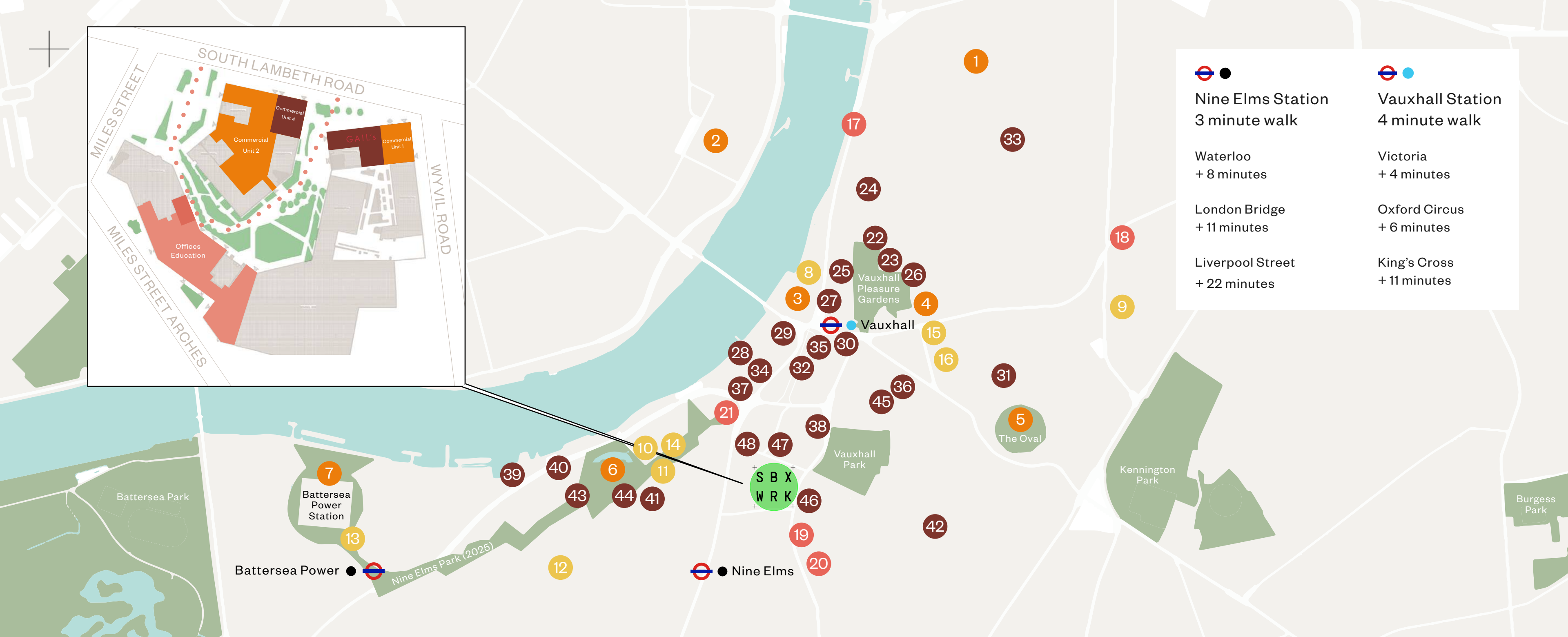
Storybox

Your story is about big ideas. Ours also.

Storybox is a unique opportunity sat at the epicentre of the new Vauxhall and Nine Elms regeneration district, within London zone 1.

- + 65,000 sq ft of basement retail / leisure / education space with 5m ceiling heights
- + 12,000 sq ft of ground floor retail / leisure / education space
- + 4 minutes walk to Vauxhall station and the new Nine Elms station





Landmarks / Cultural

- 1 Newport St. Gallery
- 2 Tate Britain
- 3 MI6 HQ
- 4 Vauxhall City Farm
- 5 Oval Cricket Ground
- 6 US Embassy, London
- 7 Battersea Power Station

Office Occupiers

- 8 Comic Relief
- 9 Sporting Index
- 10 Penguin Random House
- 11 DK Publishers
- 12 Chocolate Films
- 13 Apple
- 14 Perrett Laver
- 15 Bloom and Wild
- 16 Nutmeg

Hotels

- 17 Park Plaza
- 18 The Tommyfield
- 19 Holiday Inn Express
- 20 Best Western Plus
- 21 Park Hyatt (2022)

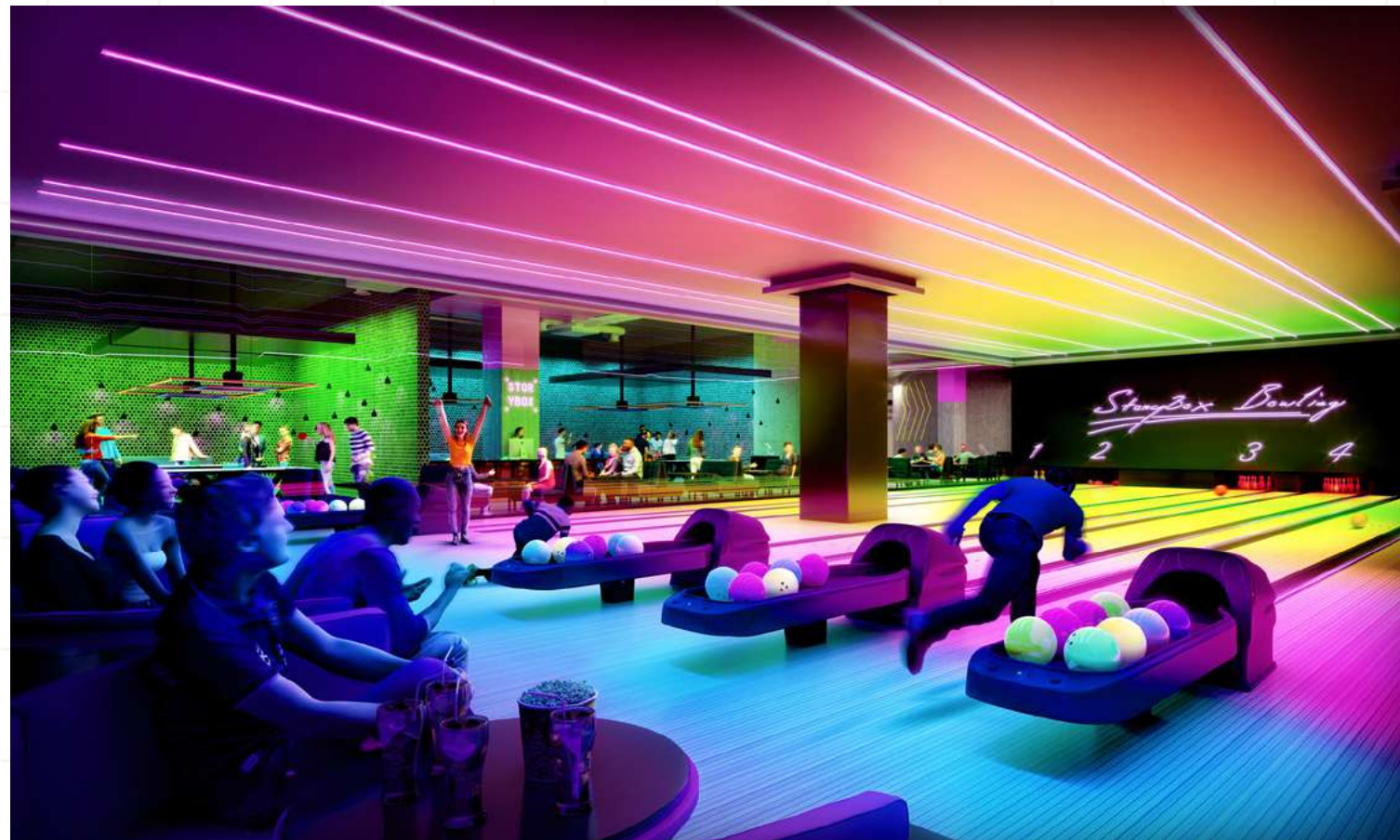
Local Amenities

- 22 The Black Dog
- 23 Tea House Theatre
- 24 Sleven Fitness
- 25 Mother Kellys
- 26 Cabinet Gallery
- 27 Above The Stag
- 28 The Riverside
- 29 Pret
- 30 Dirty Burger

- 31 Gasworks
- 32 Little Waitrose
- 33 The Foundry
- 34 The Gym Group
- 35 Starbucks
- 36 Bonnington Café
- 37 Brunswick House & Garden
- 38 Vauxhall Leisure Centre
- 39 The Black Cab Coffee Co

- 40 Waitrose
- 41 Darby's
- 42 The Fentiman Arms
- 43 District
- 44 The Alchemist
- 45 Italo Deli
- 46 Gail's Bakery
- 47 Kapihan

Internals



*Indicative views of basement fitted out as F&B and leisure centre

Basement

Basement delivered shell
and core with capped
services



EXPERIENCE





Ground Floor

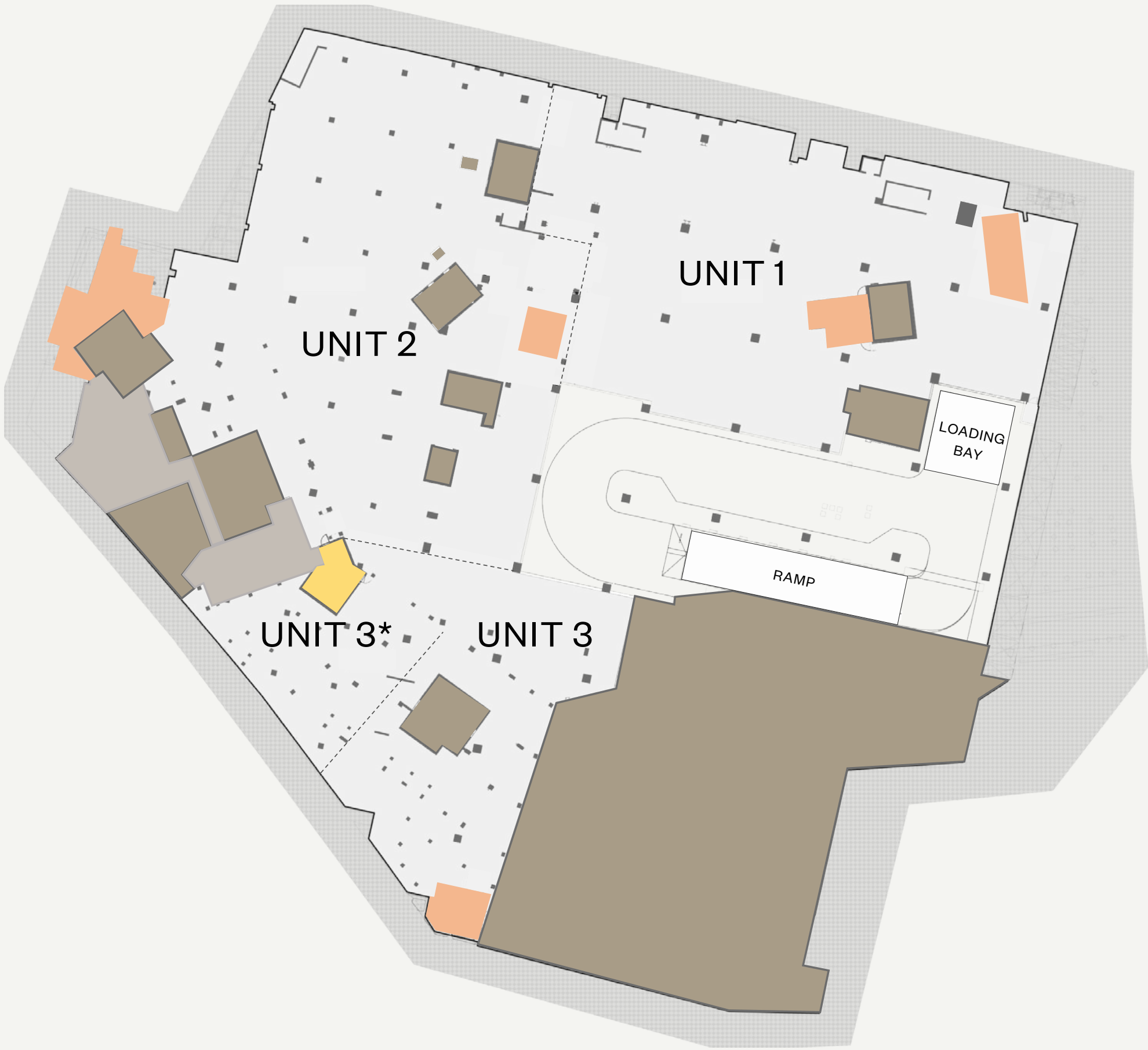
- Potential Basement Access
- Fire Strategy Access
- Office Areas
- Other

UNIT 1	1,824 sqft / 169 sqm
UNIT 2	7,050 sqft / 655 sqm
UNIT 4	2,099 sqft / 195 sqm







Basement

The units within the basement also benefit from ramp access to the commercial loading bays, allowing for large deliveries to take place at all times.



Basement

	Potential Basement Access
	Fire Strategy Access
	Office Areas
	Other
TOTAL	59,169 sqft / 5,497 sqm
UNIT 1	20,398 sqft / 1,895 sqm
UNIT 2	25,144 sqft / 2,336 sqm
UNIT 3	9,343 sqft / 868 sqm
UNIT 3*	4,284 sqft / 398 sqm

Project Teams

Development		Leasing	
+	Developer General Projects	+	Georgia Egan georgia.egan@savills.com +44 (0)77 7263 1902
+	Architect Studio RHE	+	Jessica Hill jessica.hill@savills.com +44 (0) 79 7674 7891
		+	Carlene Hughes chughes@savills.com +44 (0) 79 7200 0187
		+	Lydia Pattihis lydia.pattihis@eu.jll.com +44 (0) 77 2007 0452
		+	Susie Buss susie.buss@eu.jll.com +44 (0) 78 0707 9971

S T O R
Y B O X
. C O M



Misrepresentation Act 1967: Savills & Allsop for themselves and for the lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intending lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Savills & Allsop has any authority to make or give representation or warranty whatever in relation to this property.
August 2022